

## MINUTES

### BOARD OF SUPERVISORS REGULAR SESSION

**FEBRUARY 22, 2006  
6:30 P.M.**

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, February 22, 2006 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Vice-Chairman LeBlanc called the meeting to order at 6:30 p.m. and the Pledge of Allegiance to the Flag was given.

Supervisors present: Vice-Chairman Jan LeBlanc, Supervisor Jackie Eakin, Supervisor Mary Lou Pierce-McLain, and Supervisor Vincent DiFilippo. Absent: Chairman Christopher Latta,

Staff members present: Mr. William S. Cook, Township Manager; Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Wes Heisley, Dawood Associates, Inc.; Mr. James E. Hall, Zoning Officer; and Mrs. Sue Ellen Adams, Secretary/Treasurer.

Others present:

Mervin Raudabaugh  
Michael Solomon  
Sherm Hill  
Jim Frey  
Dave Strong  
Sam Wilder  
Ted Rusenko  
Adele Ritter  
Mike Philips  
Mark Cummings  
Diana Schnoor  
Howard Dieter  
Mary C. Barnard  
Dan Hanshirt  
John R. Filson  
John Murphy

Barry Frantz  
Rick Castronio  
John Clark  
Tom Sweeney  
Gary Biddle  
Marion Webb  
Gary Lawrence  
Joe Cress  
Brian Brenneman  
Bob & Linda Nagle  
Craig & Carol Venet  
Terry Moser  
Robin Piacine  
Eric Casanave  
SS Fager  
Brown Vincent

### PETITIONS AND COMMENTS

None

PUBLIC HEARINGSHELEN BIDDLEAGRICULTURAL SECURITY REQUEST

Vice-Chairman LeBlanc turned the conduct of the public hearing for the Helen Biddle Agricultural Security Request, over to the Township Solicitor, Mr. Steve Stine, at 6:35 p.m.

The hearing was advertised in the West edition of The Patriot-News on Tuesday, February 14, 2006 and on Tuesday, February 21, 2006.

The hearing was declared closed at 6:38 p.m.

A copy of the transcript is made part of these minutes by reference.

TRADITIONS OF AMERICACU2006-1

Vice-Chairman LeBlanc turned the conduct of the public hearing for the Traditions of America CU2006-1, over to the Township Solicitor, Mr. Steve Stine, at 6:39 p.m.

The hearing was advertised in the West edition of The Patriot-News on Tuesday, February 7, 2006 and February 14, 2006.

The hearing was declared closed at 7:10 p.m.

A copy of the transcript is made part of these minutes by reference.

APPROVAL OF MINUTESDECEMBER 21, 2005DECEMBER 29, 2005JANUARY 3, 2006

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the minutes from the meetings held December 21, 2005, December 29, 2005 and January 3, 2006 with amendments to the minutes of the December 21, 2005 and December 29, 2005.

The motion carried.

REPORTSPOLICE

Nothing to add to the monthly report.

ENGINEER

No report.

TREASURER

January's Treasurer's report will be on the March 8, 2006 workshop agenda.

EMERGENCY MANAGEMENT  
COUNCIL

Silver Spring Community Fire Company will be placing a 2006 engine in service early March and New Kingstown Fire Company placed computers in two engines with GIS.

RECREATION ADVISORY  
COUNCIL

Nothing additional.

APPROVAL OF EXPENDITURES

On a Pierce-McLain/Eakin motion, the Board approved the expenditures since the January 25, 2006 meeting.

The motion carried.

OLD BUSINESSSHAFFER TRUCKING –  
ZONING ORDINANCE  
TEXT AMENDMENT –  
ORDINANCE NO. 6 OF 2005-DECISION

On an Eakin/Pierce-McLain motion, the Board of Supervisors disapproved Ordinance No. 6 of 2005 which would have amended, modified and changed section 212 of the Silver Spring Township Zoning Ordinance of 2003.

The motion carried with Eakin expressing her appreciation to the Developers for their efforts to meet with the residents to discuss their questions and concerns.

NEW BUSINESS

EXONERATIONS

None

SHERMAN T. HILL  
(VILLAS AT TRINDLE SPRING)  
CU2005 -16 – DECISION

On a DiFilippo/Pierce-McLain motion, the Board of Supervisors disapproved the Sherman T. Hill (Villas at Trindle Spring) conditional use application CU2005-16.

The motion carried.

HELEN BIDDLE  
AGRICULTURAL SECURITY  
REQUEST- DECISION

On a Pierce-McLain/Eakin motion, the Board of Supervisors approved the Helen Biddle agricultural security request for inclusion in the agricultural security area.

The motion carried.

GARY AND JOAN LAWRENCE  
LAND DEVELOPMENT PLAN  
WAIVER REQUEST

Gary Lawrence and Jim Frey discussed with the Board a request to waive the land development plan requirements for a proposed minor expansion to the Lawrence Chevrolet building.

On a Pierce-McLain/Eakin motion, the Board of Supervisors made a motion to deny the requested waiver to the requirement for a land development plan for a 1,720 square foot addition to the existing body shop, with the understanding that the Board will give thoughtful consideration to waivers submitted in association with a land development plan.

The motion carried.

WATERFORD SQUARE II  
CONCEPT PLAN DISCUSSION

John Murphy, Rick Castronio, and Mark Cummings representing Waterford Square II proposed a new concept plan for a commercial/resident mixed use project.

GOLDEN TRIANGLE INDUSTRIAL  
PARK - 92-7F-  
BOND REDUCTION REQUEST

On a Pierce-McLain/Eakin motion, the Board of Supervisors made a motion to reduce the Letter of Credit to \$1,202,724 for the Golden Triangle Industrial Park final subdivision plan, 92-7F, construction bond.

The motion carried.

HILLSIDE FARMS BASIN B - 2000-19F  
BOND REDUCTION REQUEST

On an Eakin/DiFilippo motion, the Board of Supervisors made a motion to reduce the Letter of Credit to \$12,239 for the Hillside Farms Basin B final subdivision plan, 2000-19F, construction bond.

The motion carried.

APPALACHIAN HARLEY  
DAVIDSON - LD2004-6F  
RELEASE OF IMPROVEMENT  
GUARANTEE

On a Pierce-McLain/Eakin motion, the Board of Supervisors made a motion to release the Letter of Credit for the Appalachian Harley Davidson project conditioned upon receipt of an 18-month maintenance bond in the amount of \$6,320 for the Appalachian Harley Davidson final land development plan, LD2004-6F.

The motion carried.

SILVER SPRING SQUARE II –  
LD2005-9F – DEVELOPERS  
AGREEMENT & BOND  
ESTABLISHMENT

On an Eakin/DiFilippo motion, the Board of Supervisors made a motion to approve the Developers Agreement and establish the bond for improvements in the amount of \$12,268,154 for the Silver Spring Square II final land development plan, LD2005-9F, subject to Mr. Steve Stine, Township Solicitor's review and comments.

The motion carried.

EVERGREEN PHASE 3A – 2001-11F  
STREET DEDICATION

On an Eakin/DiFilippo motion, the Board of Supervisors made a motion to accept the dedication of a portion of Burwick Drive depicted on the Evergreen Phase 3A final subdivision plan, 2001-11F, conditioned upon receipt of an 18-month maintenance bond in the amount of \$26,665.90.

The motion carried.

PRESERVES AT SIMMONS CREEK -  
2005-23F – HIGHWAY OCCUPANCY  
LETTER OF ACKNOWLEDGEMENT  
REQUEST

On a Pierce-McLain/Eakin motion, the Board of Supervisors made a motion to approve the request for the Highway Occupancy Permit Letter of Acknowledgement for the Preserves at Simmons Creek final subdivision plan, 2005-23F, to include Mr. Bony Dawood, Township Engineer's comments:

1. The plan legend does not appear to be complete and the line styles in the plan view do not match the legend. The curb line is missing from the legend. The center line and edge of pavement line styles in the legend do not match the plan view. Additionally, it is difficult to discern what is existing and what is proposed on the plan. Per PADOT standards, the existing features should be a lighter weight and the text slanted, while proposed features should be a heavier weight and the text vertical and bold.
2. The following are comments relating to the General Notes:
  - a. Note 3 should specifically address “underground” utilities.
  - b. Note 3 and 14 are duplicated.
  - c. Notes 5 and 7c make reference to PADOT Publication 203; this publication has been replaced with PADOT Publication 213. The notes should be edited as required.
  - d. Note 12, the current date for the specifications is 2003-2 not 1994.
  - e. Note 14, the current date for the Roadway Construction Standards is 2004, not 2000.
  - f. Note 15, the current date for RC-64M is 4/15/04, not 4/25/00.
  - g. Add the PA One Call Logo with phone number and project serial number.
  - h. Add listing of utilities with contact information.
  - i. Add a listing of applicable PADOT RC standards for the project.

- j. Add the Title 67 note regarding driveway design.
  - k. Add a note stating all existing driveways shall be kept clear and usable during construction.
3. Note 11, states the contractor shall construct the proposed improvements as shown on the Highway Occupancy Permit plan. The plan does not provide sufficient information for construction. The following information should be provided:
- a. The limits of work must be identified on the plan.
  - b. Indicate how the contractor is to perform the widening along Wertzville Road (i.e., saw cutting, milling, sealing). The pavement will likely require saw cutting and sealing of the joint where the new pavement abuts the existing pavement. Additionally, the proposed shoulder width is wider than the existing shoulder; therefore the shoulder should taper to meet the existing shoulder not left blunt as it appears to be on the plan.
  - c. Sheet 2 of 2 indicates proposed landscaping features to be installed at the entrance. The plan does not indicate where they are to be placed. Additionally, they are located within the clear sight triangle, likely obstructing and limiting available sight line.
  - d. Is the paint striping shown on the plans proposed or existing (see Comment 2)? Show the limits of paint removal and proposed paint, if any. A detail with dimensions should be provided for painting the

gore area in front of the concrete island.

- e. Identify beginning and end of curb taper. Neither should occur along the radius of the curb.
4. The shoulder reconstruction detail shows a three (3") inch layer of Bituminous Concrete Base Course (BCBC) on the Township roadway section. The Township specifications require four (4") inches of BCBC. This detail shall be revised as required.
5. The Township desires the shoulder be reconstructed to a width of eight (8') feet for the length of the property frontage. This would provide an accelerate/decelerate area and provide an escape area if there are conflicts with vehicles entering from the driveways opposite the entrance.

The motion carried.

KIEFFER/HOFFMAN  
ZONING CHANGE REQUEST Z2006-1

On a Pierce-McLain/Eakin motion, the Board of Supervisors forwarded the zoning change application for Kieffer/Hoffman, Z2006-1, to the Township and County Planning Commissions for their review and comments and set the hearing date of March 22, 2006 at 6:30 p.m.

The motion carried.

CUMBERLAND COUNTY SOLID  
WASTE MANPOWER REQUEST

On an Eakin/DiFilippo motion, the Board of Supervisors approved the Cumberland County Solid Waste Authority's request to provide Township manpower and equipment for the Tire and Appliance Recycling Event on March 25, 2006 with the hourly wages and equipment costs being reimbursed by Cumberland County.

The motion carried.

SUBDIVISION PLANSHAMLET SQUARE 2005-25P

Mr. Eric Casanave, from Penn Terra Engineering, Inc., discussed the preliminary subdivision plan, 2005-25P, with the Board of Supervisors. After a lengthy discussion, it was determined that the applicant had not submitted the data necessary to properly evaluate the plan.

On a Pierce-McLain/Eakin motion, the Board of Supervisors made a motion to table the Hamlet Square preliminary subdivision plan, 2005-25P, and acknowledged the applicant's granting of an extension for plan consideration to March 23, 2006.

The motion carried.

LAND DEVELOPMENT PLANS

None

OTHER PERTINENT BUSINESS

On a Pierce-McLain/DiFilippo motion, the Board made a motion to apply for DCED Grant sponsored by Senator Pat Vance in the amount of \$10,000 for Willow Mill Park amenities to include benches, tables, and trash receptacles to be installed on landscape pavers.

The motion carried.

Supervisor Pierce-McLain read a letter from Mr. Brown on Bare Road requesting the installation of 3-way stop sign due to speeding. The request was referred to staff for review.

Supervisor DiFilippo reported that he did a ride along with Corporal Hippensteel and was impressed with his tenacity and professionalism.

EXECUTIVE SESSION

The Board went into Executive Session to discuss personnel issue at 8:20 p.m. and returned at 8:43 p.m.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 8:44 p.m. on a DiFilippo/Pierce-McLain motion.

The motion carried.

Recorder: \_\_\_\_\_  
Sue Ellen Adams

APPROVED: \_\_\_\_\_  
Vice-Chairman

\_\_\_\_\_  
Secretary